

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF OREGON**

In re: BARON, MICHELLE ANNE

§ Case No. 318-32159TMB7

§

§

Debtor(s)

§

**TRUSTEE'S FINAL REPORT (TFR)**

The undersigned trustee hereby makes this Final Report and states as follows:

1. A petition under Chapter 7 of the United States Bankruptcy Code was filed on June 21, 2018. The undersigned trustee was appointed on June 21, 2018.
2. The trustee faithfully and properly fulfilled the duties enumerated in 11 U.S.C. §704.
3. All scheduled and known assets of the estate have been reduced to cash, released to the debtor as exempt property pursuant to 11 U.S.C. § 522, or have been or will be abandoned pursuant to 11 U.S.C. § 554. An individual estate property record and report showing the disposition of all property of the estate is attached as **Exhibit A**.
4. The trustee realized the gross receipts of \$ 550,000.00

Funds were disbursed in the following amounts:

Payments made under an interim distribution	<u>530,000.00</u>
Administrative expenses	<u>348.00</u>
Bank service fees	<u>157.34</u>
Other payments to creditors	<u>0.00</u>
Non-estate funds paid to 3rd Parties	<u>0.00</u>
Exemptions paid to the debtor	<u>0.00</u>
Other payments to the debtor	<u>0.00</u>
Leaving a balance on hand of <sup>1</sup>	\$ <u>19,494.66</u>

The remaining funds are available for distribution.

5. Attached as **Exhibit B** is a cash receipts and disbursements record for each estate bank account.

<sup>1</sup> The balance of funds on hand in the estate may continue to earn interest until disbursed. The interest earned prior to disbursement will be distributed pro rata to creditors within each priority category. The trustee may receive additional compensation not to exceed the maximum compensation set forth under 11 U.S.C. § 326(a) on account of the disbursement of the additional interest.

6. The deadline for filing non-governmental claims in this case was 12/18/2018 and the deadline for filing governmental claims was 12/18/2018. All claims of each class which will receive a distribution have been examined and any objections to the allowance of claims have been resolved. If applicable, a claims analysis, explaining why payment on any claim is not being made, is attached as **Exhibit C**.

7. The Trustee's proposed distribution is attached as **Exhibit D**.

8. Pursuant to 11 U.S.C. § 326(a), the maximum compensation allowable to the trustee is \$30,750.00. To the extent that additional interest is earned before case closing, the maximum compensation may increase.

The trustee has received \$0.00 as interim compensation and now requests the sum of \$10,000.00, for a total compensation of \$10,000.00.<sup>2</sup> In addition, the trustee received reimbursement for reasonable and necessary expenses in the amount of \$0.00 and now requests reimbursement for expenses of \$36.26, for total expenses of \$36.26.<sup>2</sup>

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Date: 03/18/2021 By: /s/KENNETH S. EILER

Trustee

**STATEMENT:** This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

<sup>2</sup> If the estate is administratively insolvent, the dollar amounts reflected in this paragraph may be higher than the amounts listed in the Trustee's Proposed Distribution (Exhibit D)

# Form 1

## Individual Estate Property Record and Report

### Asset Cases

Case Number: 318-32159TMB7

Trustee: (570100) KENNETH S. EILER

Case Name: BARON, MICHELLE ANNE

Filed (f) or Converted (c): 06/21/18 (f)

§341(a) Meeting Date: 07/19/18

Period Ending: 03/18/21

Claims Bar Date: 12/18/18

1 Ref. #	Asset Description (Scheduled And Unscheduled (u) Property)	2 Petition/ Unscheduled Values	3 Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	4 Property <u>Abandoned</u> OA=\$554(a)	5 Sale/Funds Received by the Estate	6 Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1	HEATHER COURT ABANDONED PER DKT. #92 CRIMSON INVESTMENT GROUP LLC FORECLOSED	225,000.00	0.00	OA	0.00	FA
2	WORDEN HILL ABANDONED PER DKT. #92 TURNING LEAF HOMES II LLC	387,500.00	0.00	OA	0.00	FA
3	LAVISTA COURT ABANDONED PER DKT. #92 TURNING LEAF HOMES LLC	137,500.00	137,500.00	OA	0.00	FA
4	10TH ST. NEWBERG ABANDONED PER DKT. #92 TURNING LEAF HOMES LLC FORECLOSED	185,000.00	0.00	OA	0.00	FA
5	SW 71ST ABANDONED PER DKT. #92 TURNING LEAF HOMES LLC	400,000.00	0.00	OA	0.00	FA
6	DURANGO PL ABANDONED PER DKT. #92 TURNING LEAF HOMES LLC	1,022,000.00	0.00	OA	0.00	FA
7	172ND PLACE ABANDONED PER DKT. #92 TURNING LEAF HOMES LLC	215,000.00	0.00	OA	0.00	FA
8	154TH DR. ABANDONED PER DKT. #92 TURNING LEAF HOMES LLC	175,978.50	0.00	OA	0.00	FA
9	FIRWOOD RD ABANDONED PER DKT. #92 FORECLOSED	253,500.00	0.00	OA	0.00	FA
10	COLUMBIA CIRCLE ABANDONED PER DKT. #92 TURNING LEAF HOMES LLC	182,500.00	0.00	OA	0.00	FA
11	ROSE LANE ABANDONED PER DKT. #92	550,000.00	550,000.00	OA	0.00	FA

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Period Ending: 03/18/21

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1		2	3	4	5	6
Asset Description (Scheduled And Unscheduled (u) Property)		Petition/ Unscheduled Values	Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	Property <u>Abandoned</u> OA=§554(a)	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
Ref. #						
	TURNING LEAF HOMES LLC					
12	112TH AVE ABANDONED PER DKT. #92 TURNING LEAF HOMES LLC	452,654.00	0.00	OA	0.00	FA
13	HELENS WAY ABANDONED PER DKT. #92 TURNING LEAF HOMES LLC FORECLOSED	151,305.50	0.00	OA	0.00	FA
14	SMITH RD ABANDONED PER DKT. #92 TURNING LEAF HOMES III LLC	120,000.00	0.00	OA	0.00	FA
15	CHAPIN CT ABANDONED PER DKT. #92 TURNING LEAF HOMES LLC	214,000.00	0.00	OA	0.00	FA
16	DOUGLASS RD ABANDONED PER DKT. #92 TURNING LEAF HOMES LLC FORECLOSED	272,759.50	0.00	OA	0.00	FA
17	OAK SHORE LN	750,000.00	0.00	OA	0.00	FA
18	18901 HILL TOP RD., LAKE OSWEGO, OR 97034	440,000.00	0.00		550,000.00	FA
19	62ND AVE CRIMSON INVESTMENT GROUP LLC FORECLOSED	250,000.00	0.00	OA	0.00	FA
20	KINNAMAN RD CRIMSON INVESTMENT GROUP LLC FORECLOSED	175,000.00	0.00	OA	0.00	FA
21	BELMONT ST. Turning Leaf Homes LLC FORECLOSED	641,195.00	0.00	OA	0.00	FA
22	2017 AUDI	Unknown	0.00		0.00	FA
23	HOUSEHOLD GOODS	750.00	0.00		0.00	FA
24	ELECTRONICS	500.00	0.00		0.00	FA

# Form 1

## Individual Estate Property Record and Report

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Trustee: (570100) KENNETH S. EILER

Case Name: BARON, MICHELLE ANNE

Filed (f) or Converted (c): 06/21/18 (f)

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Period Ending: 03/18/21

Claims Bar Date: 12/18/18

1	2	3	4	5	6
Asset Description (Scheduled And Unscheduled (u) Property)	Petition/ Unscheduled Values	Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	Property <u>Abandoned</u> OA=\$554(a)	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
Ref. #					
25 CLOTHING	3,500.00	0.00		0.00	FA
26 JEWELRY	5,000.00	0.00		0.00	FA
27 SHOES PURSES MAKEUP	3,300.00	0.00		0.00	FA
28 TURNING LEAF HOMES ABANDONED PER DKT. #92	Unknown	0.00	OA	0.00	FA
29 RENX GROUP ABANDONED PER DKT. #92	Unknown	0.00	OA	0.00	FA
30 VOID	0.00	0.00		0.00	FA
31 VOID	0.00	0.00		0.00	FA
<b>31 Assets Totals (Excluding unknown values)</b>	<b>\$7,213,942.50</b>	<b>\$687,500.00</b>		<b>\$550,000.00</b>	<b>\$0.00</b>

**Major Activities Affecting Case Closing:**

TFR FILED

Initial Projected Date Of Final Report (TFR): December 1, 2019

Current Projected Date Of Final Report (TFR): March 18, 2021 (Actual)

## Form 2

### Cash Receipts And Disbursements Record

**Case Number:** 318-32159TMB7  
**Case Name:** BARON, MICHELLE ANNE

**Trustee:** KENNETH S. EILER (570100)  
**Bank Name:** Mechanics Bank  
**Account:** \*\*\*\*\*4166 - Checking Account  
**Blanket Bond:** \$55,683,398.00 (per case limit)  
**Separate Bond:** N/A

**Taxpayer ID #:** \*\*-\*\*\*9771  
**Period Ending:** 03/18/21

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	T-Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
10/01/20	{18}	DAVID LAW	PAYMENT ON SALE OF HILL TOP - BALANCE OF SALE PROCEEDS	1110-000	10,000.00		10,000.00
10/01/20		DAVID LAW	PAYMENT ON SALE OF HILL TOP		10,000.00		20,000.00
	{18}		GROSS SALE 540,000.00 PROCEEDS - PARTIAL	1110-000			20,000.00
		Darell Deem, David Law, et.al	FIRST LIENHOLDER -530,000.00	4110-000			20,000.00
10/30/20		Mechanics Bank	Bank and Technology Services Fee	2600-000		30.89	19,969.11
11/19/20		Transition Transfer Debit	Transition Transfer Debit	9999-000		19,969.11	0.00

<b>ACCOUNT TOTALS</b>	<b>20,000.00</b>	<b>20,000.00</b>	<b>\$0.00</b>
Less: Bank Transfers	0.00	19,969.11	
<b>Subtotal</b>	<b>20,000.00</b>	<b>30.89</b>	
Less: Payments to Debtors		0.00	
<b>NET Receipts / Disbursements</b>	<b>\$20,000.00</b>	<b>\$30.89</b>	

## Form 2

### Cash Receipts And Disbursements Record

**Case Number:** 318-32159TMB7  
**Case Name:** BARON, MICHELLE ANNE

**Trustee:** KENNETH S. EILER (570100)  
**Bank Name:** People's United Bank  
**Account:** \*\*\*\*\*4417 - Checking Account  
**Blanket Bond:** \$55,683,398.00 (per case limit)  
**Separate Bond:** N/A

**Taxpayer ID #:** \*\*-\*\*\*9771  
**Period Ending:** 03/18/21

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	T-Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
11/19/20		TRANSFER FROM DEPOSIT SYSTEM ACCOUNT *****2572	TRANSFER FROM DEPOSIT SYSTEM ACCOUNT *****2572	9999-000	19,969.11		19,969.11
11/30/20		People's United Bank	Bank and Technology Services Fee	2600-000		30.85	19,938.26
12/31/20		People's United Bank	Bank and Technology Services Fee	2600-000		35.05	19,903.21
01/29/21		People's United Bank	Bank and Technology Services Fee	2600-000		30.83	19,872.38
02/12/21	10101	OREGON DEPARTMENT OF REVENUE	ESTATE INCOME TAX Stopped on 03/05/21	2820-000		167.00	19,705.38
02/26/21		People's United Bank	Bank and Technology Services Fee	2600-000		29.72	19,675.66
03/05/21	10101	OREGON DEPARTMENT OF REVENUE	ESTATE INCOME TAX Stopped: check issued on 02/12/21	2820-000		-167.00	19,842.66
03/05/21	10102	OREGON DEPARTMENT OF REVENUE	ESTATE INCOME TAX - REISSUED	2820-000		167.00	19,675.66
03/18/21	10103	KEN EILER	REIMBURSE FOR SALE FREE AND CLEAR FILING FEE	2700-000		181.00	19,494.66

<b>ACCOUNT TOTALS</b>	<b>19,969.11</b>	<b>474.45</b>	<b>\$19,494.66</b>
Less: Bank Transfers	19,969.11	0.00	
<b>Subtotal</b>	<b>0.00</b>	<b>474.45</b>	
Less: Payments to Debtors		0.00	
<b>NET Receipts / Disbursements</b>	<b>\$0.00</b>	<b>\$474.45</b>	

Net Receipts :	20,000.00
Plus Gross Adjustments :	530,000.00
Net Estate :	\$550,000.00

TOTAL - ALL ACCOUNTS	Net Receipts	Net Disbursements	Account Balances
Checking # *****4166	20,000.00	30.89	0.00
Checking # *****4417	0.00	474.45	19,494.66
	<b>\$20,000.00</b>	<b>\$505.34</b>	<b>\$19,494.66</b>

# EXHIBIT A

## ANALYSIS OF CLAIMS REGISTER

Claims Bar Date: December 18, 2018

Case Number: 318-32159TMB7

Page: 1

Date: March 18, 2021

Debtor Name: BARON, MICHELLE ANNE

Time: 04:51:25 PM

Claim #	Creditor Name & Address	Claim Type	Claim Ref. No. / Notes	Amount Allowed	Paid to Date	Claim Balance
200	KENNETH S. EILER PMB 810 515 NW SALTZMAN RD PORTLAND, OR 97229	Admin Ch. 7	VOLUNTARILY REDUCED BY THE TRUSTEE	\$10,000.00	\$0.00	10,000.00
200	KENNETH S. EILER PMB 810 515 NW SALTZMAN RD PORTLAND, OR 97229	Admin Ch. 7		\$36.26	\$0.00	36.26
5 200	Bennington Moshofsky PC 4800 SW Griffith Dr #350 Beaverton, OR 97005	Admin Ch. 7		\$906.00	\$0.00	906.00
5A 200	Bennington Moshofsky PC 4800 SW Griffith Dr #350 Beaverton, OR 97005	Admin Ch. 7		\$3.00	\$0.00	3.00
2P 570	IRS PO Box 7346 Philadelphia, PA 19101-7346	Priority		\$6,201.87	\$0.00	6,201.87
4S-3 100	Darell Deem, David Law, et.al Troy Sexton 117 SW Taylor St #300 Portland, OR 97204	Secured	ALLOWED AMOUNT IS AMOUNT DEEMED OWING AT CLOSING	\$530,000.00	\$530,000.00	0.00
1 -2 201	ODR Bkcy 955 Center St NE Salem, OR 97301-2555	Secured	PER EMAIL FROM IRS 2-24-21, ODR SECURED CLAIM IS PAID AHEAD OF IRS SECURED CLAIM	\$43,509.40	\$0.00	43,509.40
2S 202	IRS PO Box 7346 Philadelphia, PA 19101-7346	Secured	PER EMAIL FROM IRS 2-24-21, ODR SECURED CLAIM IS PAID AHEAD OF IRS SECURED CLAIM	\$145,850.35	\$0.00	145,850.35
2U 610	IRS PO Box 7346 Philadelphia, PA 19101-7346	Unsecured		\$6,749.37	\$0.00	6,749.37
3 610	SYNCHRONY BANK c/o Weinstein & Riley, PS 2001 Western Ave., Ste 400 Seattle, WA 98121	Unsecured	NO FUNDS AVAILABLE FOR PAYMENT ON THIS CLAIM	\$1,782.98	\$0.00	1,782.98
4U-3 610	Darell Deem, David Law, et.al Troy Sexton 117 SW Taylor St #300 Portland, OR 97204	Unsecured	NO FUNDS AVAILABLE FOR PAYMENT ON THIS CLAIM	\$110,124.65	\$0.00	110,124.65
<< Totals >>				855,163.88	530,000.00	325,163.88



**TRUSTEE'S PROPOSED DISTRIBUTION**

Exhibit D

Case No.: 318-32159TMB7

Case Name: BARON, MICHELLE ANNE

Trustee Name: KENNETH S. EILER

**Balance on hand:** \$ 19,494.66

Claims of secured creditors will be paid as follows:

Claim No.	Claimant	Claim Asserted	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
1 -2	ODR Bkcy	43,509.40	43,509.40	0.00	8,549.40
2S	IRS	145,850.35	145,850.35	0.00	0.00
4S-3	Darell Deem, David Law, et.al	537,311.01	530,000.00	530,000.00	0.00

Total to be paid to secured creditors: \$ 8,549.40Remaining balance: \$ 10,945.26

Applications for chapter 7 fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Trustee, Fees - KENNETH S. EILER	10,000.00	0.00	10,000.00
Trustee, Expenses - KENNETH S. EILER	36.26	0.00	36.26
Accountant for Trustee, Fees - Bennington Moshofsky PC	906.00	0.00	906.00
Accountant for Trustee, Expenses - Bennington Moshofsky PC	3.00	0.00	3.00

Total to be paid for chapter 7 administration expenses: \$ 10,945.26Remaining balance: \$ 0.00

Applications for prior chapter fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
None			

Total to be paid for prior chapter administrative expenses: \$ 0.00Remaining balance: \$ 0.00

In addition to the expenses of administration listed above as may be allowed by the Court, priority claims totaling \$6,201.87 must be paid in advance of any dividend to general (unsecured) creditors.

Allowed priority claims are:

Claim No	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
2P	IRS	6,201.87	0.00	0.00

Total to be paid for priority claims: \$ 0.00

Remaining balance: \$ 0.00

The actual distribution to wage claimants included above, if any, will be the proposed payment less applicable withholding taxes (which will be remitted to the appropriate taxing authorities).

Timely claims of general (unsecured) creditors totaling \$ 118,657.00 have been allowed and will be paid *pro rata* only after all allowed administrative and priority claims have been paid in full. The timely allowed general (unsecured) dividend is anticipated to be 0.0 percent, plus interest (if applicable).

Timely allowed general (unsecured) claims are as follows:

Claim No	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
2U	IRS	6,749.37	0.00	0.00
3	SYNCHRONY BANK	1,782.98	0.00	0.00
4U-3	Darell Deem, David Law, et.al	110,124.65	0.00	0.00

Total to be paid for timely general unsecured claims: \$ 0.00

Remaining balance: \$ 0.00

Tardily filed claims of general (unsecured) creditors totaling \$ 0.00 have been allowed and will be paid *pro rata* only after all allowed administrative, priority and timely filed general (unsecured) claims have been paid in full. The tardily filed claim dividend is anticipated to be 0.0 percent, plus interest (if applicable).

Tardily filed general (unsecured) claims are as follows:

Claim No	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
None				

Total to be paid for tardy general unsecured claims: \$ 0.00

Remaining balance: \$ 0.00

Subordinated unsecured claims for fines, penalties, forfeitures, or damages and claims ordered subordinated by the Court totaling \$ 0.00 have been allowed and will be paid pro rata only after all allowed administrative, priority and general (unsecured) claims have been paid in full. The dividend for subordinated unsecured claims is anticipated to be 0.0 percent, plus interest (if applicable).

Subordinated unsecured claims for fines, penalties, forfeitures or damages and claims ordered subordinated by the Court are as follows:

Claim No	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
None				

Total to be paid for subordinated claims: \$ 0.00

Remaining balance: \$ 0.00